



**Board of Commissioners of Cook County  
Minutes of the Zoning and Building Committee**

**10:00 AM**

**Wednesday, December 12, 2018**

**Cook County Building, Board Room,  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Silvestri, Sims, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Morrison, Morrison, Suffredin and Tobolski (15)

**Absent:** Anaya and Moore (2)

**PUBLIC TESTIMONY**

**Chairman asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.**

**1. George Blakemore**

**2. David Sosin**

**19-0684**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 11/14/2018

**A motion was made by Vice Chairman Sims, seconded by Commissioner Tobolski, to approve 19-0684. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Morrison, Morrison, Suffredin and Tobolski (15)

**Absent:** Anaya and Moore (2)

**19-0272**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

## **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-32

Township: Bremen

County District: 6

Property Address: 18111 South Harlem Avenue, Tinley Park, Illinois 60477

Property Description: The subject property is approximately 1.27 acre located approximately 1/2 block north of 182nd Street and on the east side of Harlem Avenue, in Section 31.

Owner: Mr. & Mrs. Robert Haavig , 18111 South Harlem Avenue, Tinley Park, Illinois 60477

Agent/Attorney: Ben V. Mammina, 80W Main Street, Lemont, Illinois 60439

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the lot width from the minimum required 150 feet to an existing 100 feet and (2) reduce the front yard setback from the minimum required 50 feet to a ~~proposed~~ existing 20 feet for a new single-family residence on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: Daniel Ritter, Senior Planner, Village of Tinley Park, Illinois

### **History:**

Zoning Board Hearing: 11/07/2018

Zoning Board Recommendation date: 11/07/2018

County Board extension granted: N/A

**A motion was made by Vice Chairman Sims, seconded by Commissioner Arroyo, to recommend to concur with the recommendation of the ZBA to approve application 19-0272. Roll Call vote was taken and the motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Morrison, Morrison, Suffredin and Tobolski (15)

**Absent:** Anaya and Moore (2)

**19-0273**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use & Variation SU 18-07 & V 18-29

**Township:** Orland

**County District:** 17

**Property Address:** 15640 113th Court, Orland Park, Illinois 60467

**Property Description:** The Subject Property is approximately 0.30 acres, on the west side of 113th Court and approximately 99.25 feet north of 157th Street, in Section 18.

**Owner:** Jeffery and Christine Justice, 9750 Crescent Park Circle, Orland Park, Illinois 60462

**Agent/Attorney:** Paul K Morris, 1363 State Street, Lemont, Illinois 60439

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a Special Use for a Planned Unit Development and a variance to allow for the construction of a single-family residence dwelling within an “Environmentally Sensitive Area” as designated by the Cook County Comprehensive Land Use and Policies Plan. The companion Variance (V 18-29) requests to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,129 square feet, (2) reduce the lot width from the minimum required 150 feet to an existing 99.24 feet and (3) reduce the rear yard setback from the minimum required 50 feet to a proposed 42.03 feet if granted under the companion Special Use request. The Variance is sought in order to construct a single-family residential dwelling served by a well and septic system.

**Recommendation:** ZBA Recommendation is of Approval with a Condition

**Conditions:** The Condition is for the homeowners to work with the Department of Transportation and Highway for the installation of a permeable paved street that takes into consideration the wetland.

**Objectors:** None

**History:**

**Zoning Board Hearing:** 8/1/2018 and 9/19/2018

**Zoning Board Recommendation date:** 11/7/2018

**County Board extension granted:** N/A

**A motion was made by Commissioner Morrison, seconded by Commissioner Miller, to**

**recommend to concur with the recommendation of the ZBA to approve application 19-0273.**

**The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller,  
Morrison, Morrison, Suffredin and Tobolski (15)

**Absent:** Anaya and Moore (2)

**19-0274**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use SU 18-08

**Township:** Bloom

**County District:** 6

**Property Address:** 21940 Torrence Avenue, Sauk Village, Illinois and 21944 Torrence Avenue, Sauk Village, Illinois

**Property Description:** The Subject Property is approximately 49.59 acres located on the Southwest corner of Torrence Avenue and the Elgin, Joliet and Eastern Railroad, in Section 25.

**Owner:** Verdin Brothers Properties LLC., 1485 E. 231st Street, Steger, Illinois 60475

**Agent/Attorney:** Community Power Group LLC., C/O Michael Borkowski, 4849 Rugby Avenue, Bethesda, Maryland 20814

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks an amended request of a Special Use for a Planned Unit Development to install a Community Solar Garden within an Environmentally Sensitive Area as designated by the Cook County Comprehensive Land Use and Policies Plan.

**Recommendation:** ZBA Recommendation is of Approval.

**Conditions:** None

**Objectors:** None

History:

Zoning Board Hearing: 9/5/2018 and 10/10/2018

Zoning Board Recommendation date: 11/7/2018

County Board extension granted: N/A

**A motion was made by Commissioner Morrison, seconded by Commissioner Miller, to recommend to concur with the recommendation of the ZBA to approve application 19-0274.**

**The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Morrison, Morrison, Suffredin and Tobolski (15)

**Absent:** Anaya and Moore (2)

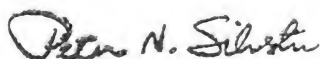
#### ADJOURNMENT

**A motion was made by Vice Chairman Sims, seconded by Commissioner Suffredin to adjourn the meeting. The motion carried by the following vote:**


**Ayes:** Silvestri, Sims, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Morrison, Morrison, Suffredin and Tobolski (15)

**Absent:** Anaya and Moore (2)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.